

BK0382PG0106

STATE MS.-DE SOTO CO. 736  
FILED

Nov 2 2 46 PM '00

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

BK 382 PG 106  
WARRANT DEED

DALE WARE ET UX,  
GRANTORS

TO

WARRANTY DEED

OLIVE BRANCH CATFISH  
COMPANY, INC.,  
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, DALE WARE and wife, BARBARA B. WARE, Grantors, do hereby sell, convey and warrant unto OLIVE BRANCH CATFISH COMPANY, INC., A Mississippi Corporation, Grantee, the following real property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, in the City of Olive Branch, DeSoto County, Mississippi, more particularly described as:

Being in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section:

Land lying and being situated in Section 34, Township 1, Range 6 West, being more particularly described as COMMENCE at a point on the West right of way line of old U.S. Highway 78 at its intersection, with the East right of way line of Blocker Street; thence run Southeast along the right of way line of Old U.S. Highway 78, 1257 feet to a point, said point being the Northwest Corner of the property conveyed by Roy B. Smith and wife, to the Grantees herein by that certain Warranty Deed dated February 17, 1954 and recorded in Land Book 40, Page 297 of the Land Deed Records in the Chancery Court of DeSoto County, Mississippi; thence running in a Southeasterly direction along the right of way line of Old U.S.

DRUE D.  
BIRMINGHAM, JR.  
ATTORNEY AT LAW  
9369 GOODMAN ROAD  
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Highway 78, 134 feet to a point, said point being on the right of way line of Old U.S. Highway 78 and being the Point of Beginning of the hereinafter described tract of lands; thence running from said Point of Beginning in a Southwesterly direction at right angle with Old U.S. Highway 78, 209 feet to a point; thence running in a Southeasterly direction 75 feet; thence running in a Northeasterly direction 209 feet to a point on the West right of way line on Old U.S. Highway 78; thence in a Northwesterly direction along the ROW of Old U.S. Highway 78 75 feet to a point, being the point of beginning and being the same property described of record in Deed Book 129, Page 237.

This tract being part of the same parcel of land conveyed by Roy B. Smith and wife, to Milton F. Herrington, et ux, by that certain Warranty Deed dated February 17, 1954, and recorded in Land Deed Book 40, Page 297, in the Land Deed Record of DeSoto County, Mississippi; this tract being a strip off the Eastern side of the said parcel.

Being the same property conveyed to the Grantors herein by Quitclaim Deed recorded in Deed Book 381 at page 643.

The warranty in this deed is subject to rights of way and easements for public roads and utilities, to subdivision and zoning regulations of the City of Olive Branch, Mississippi, and to all other governmental regulations.

Taxes for 2000 are to be prorated, and possession is given with delivery of this deed.

WITNESS our signatures this the 27<sup>th</sup> day of October, 2000.

DRUE D.  
BIRMINGHAM, JR.  
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OLIVE BRANCH,  
MISSISSIPPI 38654

Dale Ware  
DALE WARE  
Barbara B Ware  
BARBARA B. WARE

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named DALE WARE and wife, BARBARA B. WARE, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the date indicated as their free and voluntary act and deed, and for the purposes therein expressed.

Given under my hand and official seal of office, this the 27<sup>th</sup> day of October, 2000.

*Carole Crowder*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-14-2002

ADDRESS/TELEPHONE OF GRANTORS: 3131 Red Banks Road North, Byhalia, MS 38611; Res. Tel. (662) 838-2752; No. Bus. Tel.

ADDRESS/TELEPHONE OF GRANTEE: 9659 Highway 178, Olive Branch, MS 38654; Res. Tel. N/A; Bus. Tel. (662) 895-9494

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:

Mr. Drue D. Birmingham, Jr.  
Attorney at Law  
9369 Goodman Road  
Olive Branch, MS 38654  
(662) 895-7670  
MSB #2570

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No title search was requested prior to preparation of this instrument. The attorney preparing same does not warrant condition of title, accuracy of description or correctness of execution thereof.